

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 266-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

8/3/2020

Governor's Office of Planning & Research

Jul 31 2020

STATE CLEARINGHOUSE

July 31, 2020

Rey Fukuda
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: 2143 Violet Street Project - Draft
Environmental Impact Report (DEIR)
Vic. LA-101 PM 00.043
Vic. LA-5 PM 16.974
Vic. LA-60 PM 00.654
Vic. LA-10 PM 17.838
SCH# 2018051050
GTS# 07-LA-2018-03289

Dear Rey Fukuda,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project would develop 347 new live-work units, 187,374 sq. ft. of new office space, 21,858 sq. ft. of new retail/restaurant floor area, and 926 sq. ft. of artist production amenity space. The new uses would be located in a 15-story building with a maximum height of 179 feet. Five existing buildings that comprise approx. 56,686 sq. ft. would be retained with office, retail, restaurant, warehouse, and live-work units. Two existing buildings containing 4 live work units, and 2 open sheds would be removed. Upon completion, up to 569,448 sq. ft. of floor area would be located within the project site, including the existing floor area to remain, resulting in a maximum FAR of 6.0:1. The project would also provide 828 vehicular parking spaces and 257 bicycle parking spaces (47 short-term and 210 long-term) within six subterranean parking levels.

The nearest State facilities to the proposed project are US 101, I-5, SR 60, and I-10. After reviewing the DEIR, Caltrans has the following comments:

Caltrans acknowledges and supports infill development that prioritizes nearby transit service, promotes active transportation, and provides a mixture of land uses that keeps the goods and services people need in close proximity to where they work and live. Caltrans commends the Project's inclusion of bike parking, new sidewalks and street trees, pedestrian scale lighting, unbundled motor-vehicle parking, and a commute trip reduction program for onsite workers. The

inclusion of these measures has mitigated the work vehicle miles travelled (VMT) per employee to a level of less than significant.

However, there is still room for improvement, as the DEIR has stated that there is still a significant household VMT impact when compared to LA's adopted VMT thresholds for the Central LA APC Area. Caltrans believes that due to the amount of motor vehicle parking being provided, the 2143 Violet Street Project is still designed in a way that induces demand for additional vehicle trips. This demand should be addressed with appropriate design and management principles. Caltrans supports reducing the amount of parking whenever possible. Research on parking suggests that abundant car parking enables and encourages driving. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a project's ability to encourage public transit and active modes of transportation. Housing affordability can also be improved by not building an unnecessary amount of very expensive, subterranean parking.

Caltrans also recommends that at least one long-term bicycle parking space be provided per residential unit, allowing residents to more easily take advantage of the project's central location and choose the bicycle as their mode of travel. Long-term bicycle parking should be located onsite, on the ground floor, and within 200 feet of the pedestrian entrance to the main building.

Additionally, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles of State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2018-03289.

Sincerely,



MIYA EDMONSON

IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse